

Prepared by
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Return to:
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STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTED TRUSTEE' DEED

GRANTOR:

J. Walker Sims

Substituted Trustee

6410 Poplar Ave. Suite 1000
Memphis, TN 38119-4834
(901) 522-9000

GRANTEE:

Ava Marguerite Sharp

3068 Clandette Rd.

Memphis, TN 38119

(901) 275-1533 N/A

INDEXING INSTRUCTIONS: Lot 19 part A and B, in the Northwest Quarter of Section 32, Township 1, Range 8 West; Also described as Lot 19 in Section B of Allen Subdivision, DeSoto County, Mississippi.

WHEREAS, on February 6, 2007, Dureial Harris and Emelita Tamoria Arciaga executed a Deed of Trust to The Law office of James E. Holland as Trustee for the benefit of Ava Marguerite Sharp by her conservator, Vanessa Christine Sharp Pohl which Deed of Trust, to secure an indebtedness therein described which Deed of Trust was recorded in Book 2,675 at Page 558 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said Vanessa Christine Sharp Pohl, the conservator of Ava Marguerite Sharp, under the power granted to her in said Deed of Trust, by instrument dated April 27, 2010, duly spread upon the record and recorded in Book 3,158 at Page 792, in the office of the Chancery Clerk aforesaid, did substitute the undersigned J. Walker Sims in the place and stead of the original Trustee and of any other Substituted Trustee;

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, Vanessa Christine Sharp Pohl, conservator of Ava Marguerite Sharp, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorneys' fees, Substituted Trustee's fees and expenses of sale; and,

WHEREAS, I did advertise the hereafter described property for sale in the *Desoto Times-Tribune* on May 4, 2010, May 11, 2010, May 18, 2010 and May 25, 2010; and,

WHEREAS, the Substituted Trustees' Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the Desoto County Courthouse at Hernando, State of Mississippi; and,

WHEREAS, the undersigned Substituted Trustee, after posting and publication of Notice of Sale as required by the terms of the Deed of Trust and the laws of the State of Mississippi within the legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on the 26th day of May, 2010, at public outcry, offered the hereinafter described property for sale at the East Front Door of Desoto County Courthouse at Hernando, Mississippi; and,

WHEREAS, at such sale Vanessa Christine Sharp Pohl Conservator of Ava Marguerite Sharp bid the sum of \$18,850.40 on behalf of Ava Marguerite Sharp; and

WHEREAS, said bid by Vanessa Christine Sharp Pohl Conservator of Ava Marguerite Sharp on behalf of Ava Marguerite Sharp was the highest and best bid; and,

WHEREAS, the within the described property was there and then struck off to Ava Marguerite Sharp, and she was declared the purchaser thereof; and,

NOW, THEREFORE, I,

J. Walker Sims
Substituted Trustee
 6410 Poplar Ave. Suite 1000,
 Memphis, TN 38119-4839
 (901) 522-9000

in consideration of the full payment of the sum of \$18,850.40 do hereby sell and convey to

Ava Marguerite Sharp
 3068 Clandette Rd.
 Memphis, TN 38119
 901.275.1533

the following described property located and situated in Desoto County, Mississippi, to-wit:

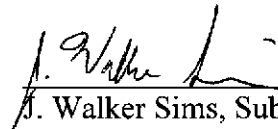
INDEXING INSTRUCTIONS: Lot 19 part A and B, in the Northwest Quarter of Section 32, Township 1, Range 8 West; Also described as Lot 19 in Section B of Allen Subdivision, DeSoto County, Mississippi.

LEGAL DESCRIPTION: 2.03 acres, more or less, Lot 19 part A and B, in the Northwest Quarter of Section 32, Township 1, Range 8 West, described as beginning at the southeast corner of the lot conveyed to Frank L. Scott and wife, Helen N. Scott, by

deed recorded in Book 48, page 475, in the office of the Chancery Clerk of DeSoto County, Mississippi, thence north with the east line of the Scott lot 436.8 feet to a stake; thence east 202 feet to a stake; thence south 436.8 feet to a stake in the north line of a public road (50 feet wide); thence west with the north line of said road 202 feet to the point of beginning, and being further described as Lot 19 in Section B of Allen Subdivision, and being the same land conveyed by Antonio Betancourt to R.S. Respass by deed in Book 55, Page 170 and in turn R.S. Respass conveyed to John T. Sharp and wife, Ruby R. Sharp by deed in Book 65, Page 333.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 4th day of June, 2010.

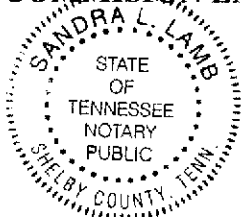

J. Walker Sims, Substituted Trustee

**STATE OF TENNESSEE
COUNTY OF SHELBY**

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 4th day of June, 2010, within my jurisdiction, the within named, J. Walker Sims, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE

MY COMMISSION EXPIRES:



My Commission Expires OCT. 12, 2011


NOTARY PUBLIC

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune published in the town of Hernando, State and County aforesaid, and having a tion in said county, and that the publication of the notice, a copy of which is he has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on February 6, 2007, Doreal Harris and Emelita Tamara Arceaga executed a Deed of Trust to The Law office of James E. Holland as Trustee for the benefit of Ava Marguerite Sharp by her conservator, Vanessa Christine Sharp Pohl which Deed of Trust, to secure an indebtedness therein described which Deed of Trust was recorded in Book 2,675 at Page 558 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, on the 27th, day of April, 2010, the Holder of said Deed of Trust substituted and appointed J. Walker Sims as Trustee in said Deed of Trust, by instrument recorded in the office of aforesaid Chancery Clerk in Book 3,158 at Page 792; and

WHEREAS, default having been made in the payments of said indebtedness secured by said Deed of Trust, and the total principal of such said indebtedness, Ava Marguerite Sharp, by her conservator, Vanessa Christine Sharp Pohl, having requested the undersigned to do, on the 25th, day of May, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m. at public outcry, offer for sale and will sell at the East front door of the DeSoto County, Mississippi Courthouse in Hernando, Mississippi located at 2535 Hwy. 51 South, Hernando, Mississippi, for cash to the highest bidder, the following described real property situated in DeSoto County, Mississippi:

2.03 acres, more or less, Lot 19 part A and B, in the Northwest Quarter of Section 32, Township 1, Range 6 West, described as beginning at the southeast corner of the lot conveyed to Frank L. Scott and wife, Helen N. Scott, by deed recorded in Book 48, page 475, in the office of the Chancery Clerk of DeSoto County, Mississippi, thence north with the east line of the Scott lot 435.8 feet to a stake; thence east 262 feet to the point of beginning, and being further described as Lot 19 in Section B of Allen Subdivision, and being the same land conveyed by Antonio Belancourt to R.S. Respass by deed in Book 55, Page 170 and in turn R.S. Respass conveyed to John T. Sharp and wife, Ruby R. Sharp by deed in Book 65, Page 333.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE this the 30th, day of April, 2010.

J. Walker Sims
Substitute Trustee
6410 Poplar Ave.
Memphis, TN 38119
(901) 522-9000
May 4, 11, 18 & 25, 2010

Volume No. 115 on the 4 day of May, 2010
Volume No. 115 on the 11 day of May, 2010
Volume No. 115 on the 18 day of May, 2010
Volume No. 115 on the 25 day of May, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 25 day of May, 2010

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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